



City of Carmel

AMENDED

CARMEL PLAN COMMISSION AGENDA

MAY 17, 2005

6:00 P.M.

City Hall, 2nd Floor

One Civic Square

Carmel, IN 46032

Agenda Items

- A. Call Meeting to Order**
- B. Pledge of Allegiance**
- C. Roll Call**
- D. Declaration of Quorum**
- E. Approval of Minutes**
- F. Communications, Bills, Expenditures, & Legal Counsel Report**
- G. Reports, Announcements, & Department Concerns**

- 1g. Docket No. 050_____ : Carmel City Center – Declaratory Resolution**
Carmel Redevelopment Commission is seeking approval of resolution and economic development plan creating the Carmel Downtown Economic Development Area.
Filed by Bruce Donaldson of Barnes & Thornburg LLP

H. Public Hearings:

- 1h. Docket No. 05020020 PP: Overbrooke Farms - Primary Plat**
The applicant seeks to plat a residential subdivision of 111 lots on 84.16 acres± and seeks the following subdivision waiver:
Docket No. 05030020 SW: 06.03.19 (4) - Access to Arterials
The site is located northwest of 141st Street and Shelborne Road and zoned S-1.
Filed by Dave Barnes of Weihe Engineers for WTFOT, LLC.
- 2h. Docket No. 05020043 DP/ADLS: Barker Law Office**
The applicant seeks to convert a residential lot and structure into a Law Office. The 0.25 acre site is located at 650 North Range Line Road and is zoned B5 (Business).
Filed by David J. Barker.
- 3h. Docket No. 05040003 DP/ADLS: Fidelity on Meridian**

The applicant seeks approval to construct a 2 story, multi-tenant office/retail building on 2.36 acres with the following Zoning Waivers:

Docket No. 05040004 ZW: 23 B.08.03 A (1): Minimum Building Height

Docket No. 05040005 ZW: 23 B.08.01 C: Build-to Lines

The site is located at 11450 N. Meridian Street and is zoned B6/Business and is within the US 31 Corridor.

Filed by John Robinson for JRR Meridian, LLC.

4h. Docket No. 05020024 PP: Pine Creek- Primary Plat & Subdivision Waivers

The applicant seeks to plat a residential subdivision of 4 lots on 10.25 acres±. The applicant also seeks the following subdivision waivers:

05020025 SW :	6.03.20	private streets
05020026 SW:	6.03.07	cul-de-sac length
05020027 SW:	6.03.03	street alignment/stub streets
05050015 SW:	6.03.06	pavement and right of way widths
05050016 SW:	8.09	sidewalks and pedestrian path
05050017 SW:	8.08	curbing
05050018 SW:	6.05.07	orientation of home

The site is located northeast of 116th Street and Hoover Road. The site is zoned S1. Filed by Rodney Kelly of Roger Ward Engineering for Bear Lake Trading Co.

5h. Docket No. 05040010 PP: Dulin Woods Primary Plat

The applicant seeks approval to plat 2 lots on 2.08 acres. The site is located at 4207 E. 131st Street and is zoned R1/Residential.

Filed by James Dulin.

**6h. Docket No. 05020037 DP/ADLS:
Providence at Old Meridian Phase 4 - Townhomes at Providence 2**

The applicant seeks to construct 31 townhomes on 1.6 acres. The site is located at 11559 Old Meridian Street and is zoned OM-MU (Old Meridian - Mixed Use).

Filed by Jim Shinaver for Buckingham Companies.

**7h. Docket No. 05040006 DP/ADLS:
Hazel Dell Corners, Lot 3 - Development Plan/ADLS**

The applicant seeks create a single story, 4,000 sq. ft. office/retail building on 1.31 acres. The site is located at NW corner of 131st Street and Hazel Dell Pkwy and is zoned B3/Business.

Filed by Marc Monroe for Plum Creek Partners, LLC.

8h. Docket No. 05040012 PP: Abney Glen

The applicant seeks approval to plat 42 lots on 38.68 acres with the following Subdivision Waivers:

05040013 SW:	6.05.07	Dwellings facing thoroughfares
05040014 SW:	6.03.07	Cul-de-sacs

05050020 SW: 6.02 Suitability of land
The site is located at 11850 Shelborne Road and is zoned S1/Residential.
Filed by Paul Shoopman for Indiana Land Development Corp.

9h. Docket No. 050300019 PP: West Clay Colony

The applicant seeks to plat 23 lots on 40 acres. The site is located at the NE corner of Hoover Road and W. 116th Street and is zoned S1 (Residential).
Filed by Michael DeBoy.

10h. Docket No. 05050010 OA: Vehicle Sign Ordinance Amendment and Corrections

The applicant seeks to amend the following sections of the Zoning Ordinance:
Chapter 25.07: Sign Ordinance, regulation of vehicles functioning as signs
Chapter 4: Adding new overlays to list of secondary zones
Chapter 25.07: Sign Chart A correction
Chapter 26: Correction to Bufferyard table
Filed by the Carmel Department of Community Services.

I. Old Business:

1i. Docket No. 05020033 DP/ADLS:

Riverview Medical Park, Lot 3 - Fifth Third Bank

The applicant proposes to construct a financial institution with associated parking and landscaping. The site is located at the southeast corner of 146th St. and Hazel Dell Pkwy. The site is zoned PUD/Planned Unit Development.
Filed by Traci Preble of GPD Associates.

2i. Docket No. 05020036 DP/ADLS: Indiana Members' Credit Union

The applicant seeks Development Plan and ADLS approval to construct a financial institution. The site is located at 4790 E. 96th Street and is zoned B3 (Business).
Filed by E. Davis Coots for Indiana Members Credit Union.

3i. Docket No. 05020038 Z and 05020039 DP/ADLS:

Jackson Square Planned Unit Development

The applicant seeks to rezone 7.3 acres from B6/Business to PUD/Planned Unit Development for the purpose of creating a two story commercial building and 38 townhomes. The site is located at SE corner of 136th Street and Pro Med Lane.
Filed by Paul Reis for Justus Home Builders.

4i. Docket No. 05020034 DP/ADLS: Carmel Townhomes

The applicant seeks to create 56 single family attached units on 4.4 acres and seeks the following subdivision waiver:

Docket No. 05020035 SW: 20G 5.1 (F)(4) - Building Width

The applicant seeks to reduce the required unit width from 22 feet to 20 feet. The site is located at 1335 W. Main Street and is zoned OM.
Filed by Kenny Windler of Ryland Homes.

5i. Docket No. 05020019 PP: Murphy Hall

The applicant seeks to plat 82 lots on 55.327 acres and seeks the following subdivision waiver:

Docket No. 05020022 SW: SCO 6.03.19(4) – Access to Arterials

The applicant seeks to reduce the 200 foot buffer area be to 40 feet. The site is located at the NW corner of W. 141st Street and Towne Road and is zoned S1 Residential – Very Low intensity.

Filed by Jim Shinaver for Estridge Development Co.

6i. Docket No. 05020028 PP: Runyon Hall

The applicant seeks to plat 58 lots on 39.08 acres and seeks the following subdivision waiver:

Docket No. 05020029 SW: 06.03.19 (4) - Access to Arterials

The applicant seeks to reduce the 200 foot buffer area adjacent to 146th Street to 35 feet. The site is located at 5333 E 146th Street and is zoned S1 Residential.

Filed by Jim Shinaver for Estridge Development Co.

J. New Business

1j. Docket No. 05050007 ADLS Amend: Horton Fan Systems

The applicant seeks to install 1 new ground sign and seven flags (1 corporate, 6 countries). The site is located at 201 West Carmel Drive and is zoned I1/Industrial. Filed by Phil Babb.

2j. Docket No. 05050011 ADLS Amend: Tom Wood Nissan

The applicant seeks to alter the approved scoring pattern on the building façade. The site is located at 4150 E. 96th Street and is zoned B3/Business.

Filed by Larry Lawhead.

K. Adjournment